



5 De Montfort Grove
Hungerford, Berkshire, RG17 0DQ





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Guide £530,000

A nicely presented detached house situated in an established residential area of the town.

Description

The property has good hall space, a downstairs cloakroom and a tastefully fitted kitchen/breakfast room. The main reception room has a feature fireplace is a focal point of the room, with doors opening to a large conservatory. This is a valuable extension to the living space with space for a table and further furniture. There is also a separate study/possible fourth bedroom if required. On the first floor there are now three bedrooms, an en suite shower room and a family bathroom that has a jacuzzi bath and shower over. Outside there is a driveway for off road parking and an enclosed garden with a patio, lawn, borders, garden shed and summerhouse.

Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

Directions

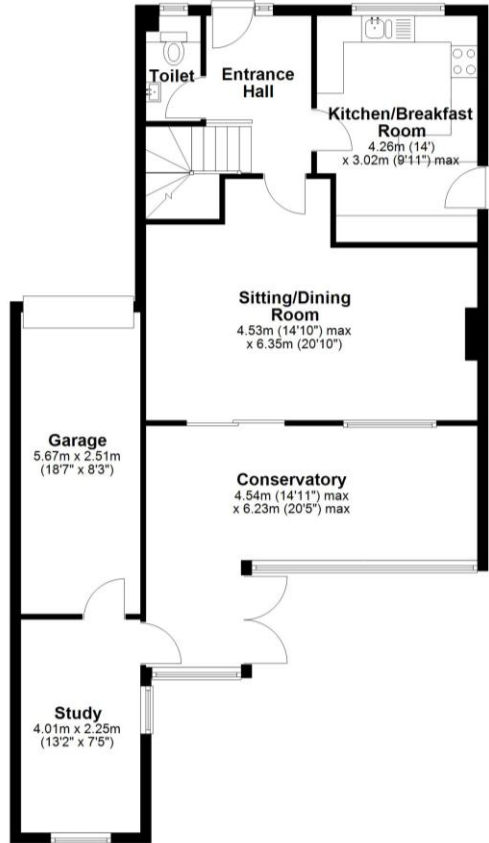
From our office, turn left up the High Street and straight over at the mini roundabout. At the second mini roundabout, turn left into Priors Road and take the fourth right into De Montfort Grove. No 5 will be found along on the left hand side.



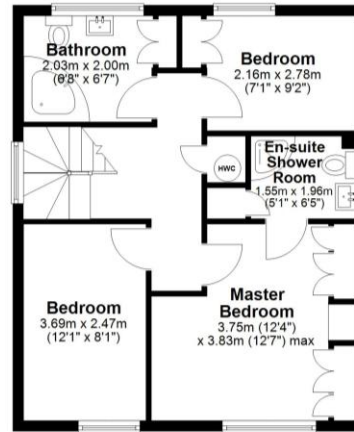
- Cloakroom
- Sitting Room
- Conservatory/Dining Room
- Study/Fourth Bedroom
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garage
- Gardens
- Driveway



Ground Floor
Approx. 90.5 sq. metres (974.2 sq. feet)



First Floor
Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 138.6 sq. metres (1492.0 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Entrance Hall

Oak finish flooring. Radiator. Stairs to first floor.

Cloakroom

With a wc and wash hand basin with a cupboard below. Radiator. Tiled floor.

Sitting Room

With a feature surround and electric fire. Two radiators. Understairs cupboard. Sliding doors to:-

Conservatory/Dining Room

A part brick and double glazed construction with a tiled floor and doors to the garden. Two radiators.

Study/Bedroom 4

Radiator. Telephone point. Door to garage.

Kitchen/Breakfast Room

Fitted with a smart range of white gloss fronted wall and base units with drawers, breakfast bar, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap and water softener. Integrated dish washer and washing machine. Wine fridge. Built in electric oven, hob and extractor, Cupboard housing gas fired boiler for domestic hot water and central heating. Fan heater. Door to side.

Staircase gives access to landing

Access to loft with pull down ladder. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

With a range of fitted wardrobes and drawers. Radiator. Two wall light points.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

En Suite Shower Room

With a curved shower enclosure, (aqualisa digital power shower) wash hand basin and wc. Tiled floor. Chrome finished heated towel rail. Built in store cupboard. Electric razor point.

Bedroom 2

Radiator.

Bedroom 3

Built in wardrobe. Radiator.

Bathroom

A white suite comprising 'Jacuzzi' whirlpool corner bath with a power shower over, wash hand basin and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Built in store cupboard. Electric razor point.

Garage

To the side with a metal up and over door. Light and power. Part boarded loft.

At the front of the property is

A lawned garden with borders and a driveway for off road parking.

At the rear of the property is

An enclosed garden with a shaped patio and pathways. The garden is laid to grass with borders, and a mature beech tree providing a pleasant backdrop. Garden shed and summerhouse.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

